



Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

January 2002

City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330
plancode@ci.gaithersburg.md.us
www.ci.gaithersburg.md.us

DWELLING UNITS AND ESTIMATED POPULATION

January 2002

CITY OFFICIALS

Mayor

Sidney A. Katz

Council Members:

Stanley J. Alster

Geraldine E. Edens

Henry F. Marraffa, Jr.

John B. Schlichting

Ann T. Somerset

PLANNING COMMISSION

Blanche Keller, Chairperson

John Bauer, Vice Chairperson

Victor E. Hicks

Leonard Levy

Danielle L. Winborne

BOARD OF APPEALS

Harvey Kaye, Chairperson

Richard Knoebel, Vice Chairperson

James Harris

Gary Trojak

Victor Macdonald

CITY MANAGER

David B. Humpton

PLANNING AND CODE ADMINISTRATION

Jennifer Russel, Director

Urban Design Team:

Eric Soter, Urban Design Director

Marie Best, Secretary

Mark DePoe, Planner

Kirk Eby, Planner

Myriam Gonzalez, Secretary

Dan Janousek, AICP Planner

Patricia Patula, Planner

Trudy Schwarz, Senior Planner

Publication Team:

Sharon Kitzmiller

Patricia Patula

Tommy Nguyen

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg as of January 1, 2002.

The number of dwelling units was gathered from a combination of sources: county tax records, approved site plans and record plats on file in the City Planning and Code Administration, county tax maps, aerials, and phone verification, as well as field inspections conducted by the staff. Information on building completion progress was obtained by calculating permits granted, and the address and number of rental dwelling units was confirmed by rental housing records.

Specific multipliers were used to estimate the number of people living in the City, based on the type of dwelling unit. A multiplier of 3.18 people was used for single-family residences; 2.78 people for townhouses; 2.12 people per apartment unit; and 1.73 person per elderly dwelling unit and Kentlands urban cottages. These factors were computed using the 1997 Census Update Survey results for the City of Gaithersburg and differ from the multipliers used countywide. The *Dwelling Unit and Estimated Population* reports prepared by the City prior to the January 1, 2002 issue, used a different set of multipliers based on the 1990 Census.

The statistics in this report are arranged by City planning neighborhood. The City was initially divided into six areas, or neighborhoods, as part of an open space study conducted by the City Department of Parks and Recreation in 1976-1978. Since then, this division of neighborhoods has served as a basis for orderly review in every aspect of City government, including land use and zoning actions.

This population/housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use.

All questions regarding the document should be directed to the Planning and Code Administration.

CITY OF GAITHERSBURG

Planning Neighborhoods



CHART DEFINITIONS AND ABBREVIATIONS

CONDOMINIUM (C): townhouses or apartments in which the units are owned individually and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. The purchaser has title to his interior space and undivided interest in the common space elements. Property is identified in a master deed and recorded on a plat with the local jurisdiction.

CURRENT DWELLING UNIT (CUR DU): a dwelling unit available for occupancy as of the date of this report.

CURRENT POPULATION (CURRENT POP): estimated population based on formula: 3.18 people per single family residence, 2.78 people per townhouse, 2.12 people per apartment and 1.73 person per unit for the elderly.

FUTURE DWELLING UNIT (FUT DU): a dwelling unit approved for construction or under construction as of the date of this report.

HOMEOWNERS' ASSOCIATION (H): a community association, other than condominium association, which is organized in a development in which individual owners share common interest in open space or facilities. Usually holds title to certain common property, manages and maintains common property and enforces certain covenants and restrictions. (Condominium Associations do not have title to the common property).

NEIGHBORHOOD: one of Gaithersburg's geographical areas first determined in the Open Space Master Plan by the Department of Parks and Recreation; the division serves as an efficient vehicle for updating the City Master Plan and other projects.

OTHER USES: houses and apartments used for purposes other than dwelling units, such as offices, beauty and barber shops, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): total estimated population upon completion of all approved residential construction projects.

PROJECTED GROWTH: estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

RENTAL (R): a dwelling unit that is available for rent.

TAX MAP: maps created by the State Department of Assessment and Taxation-streams and roads controlled by planimetric maps compiled by M-NCPPC and U.S.G.S.; coordinates based on W.S.S.C. system; property lines compiled from deed descriptions and record plats.

TO BE COMPLETED (TO BE COMPL): dwelling units approved to be constructed, but not yet built.

UNITS COMPLETED (UNITS COMPL): completed dwelling units ready for occupancy.

UNIT TOTAL: combination of completed and to be completed dwelling units.

CITY OF GAITHERSBURG JANUARY 2002 DWELLING UNITS AND ESTIMATED POPULATION
--

NEIGHBORHOOD 1 OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
--	-----------------------	---

DWELLING TYPE: SINGLE FAMILY		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP
	3.18 C MAP							
E. DEER PARK/LYNPARK/BEANE	FT 561	405	403	0	2	1,282	6	1,288
EAST DIAMOND	FT 562	21	15	6	0	48	0	48
EMORY HILLS (COX PROPERTY)	FT 563	6	6	0	0	19	0	19
EMORY WOODS	FT 563	11	11	0	0	35	0	35
HIDDEN CREEK LAND BAYS I & II	FT 563	53	0	0	53	0	169	169
REALTY PARK	FT 342	60	58	2	0	184	0	184
RUSSELL & BROOKES ADDITION	FT 562	65	51	14	0	162	0	162
SAYBROOKE II	H FT 562	143	143	0	0	455	0	455
SAYBROOKE IV	H GT 122	19	19	0	0	60	0	60
SAYBROOKE VILLAGE	H GT 122	416	416	0	0	1,323	0	1,323
SCATTERED (I)	FT 562	7	7	0	0	22	0	22
WALKER'S ADDITION	FT 562	28	28	0	0	89	0	89
GATEWAY COMMONS	H FS 563	52	52	0	0	165	0	165
WHETSTONE RUN	H FT 562	86	86	0	0	273	0	273
SINGLE FAMILY SUBTOTAL		1,372	1,295	22	55	4,118	175	4,293

(I) SCATTERED INCLUDES ST.MARTIN'S PARISH, 20 S. SUMMIT, AND 525, 529, 601, 607, & 611 S. FREDERICK AVE.

DWELLING TYPE: TOWNHOUSES		UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX		TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP
	2.78 C MAP							
ASBURY VILLAS (DUPLEXES)*	FT 342	77	74	3	0	128	0	128
AUDUBON SQUARE (FALLBROOK)	H FT 562	234	234	0	0	651	0	651
CAROLANN COURTS CONDO	C FT 562	24	24	0	0	67	0	67
EMORY WOODS	FT 563	27	27	0	0	75	0	75
GATEWAY COMMONS	H FS 563	83	83	0	0	231	0	231
HIDDEN CREEK LAND BAYS I & II	FT 563	57	0	0	57	0	158	158
LEE AVENUE DUPLEXES	H FT 562	4	4	0	0	11	0	11
NEWPORT ESTATES SECTION I	C FT 562	54	54	0	0	150	0	150
NEWPORT ESTATES SECTION II	C FT 562	103	103	0	0	286	0	286
NEWPORT ESTATES SECTION III	C FT 562	134	134	0	0	373	0	373
TOWNHOUSE SUBTOTAL		797	737	3	57	1,971	158	2,130

* Population Factor: 1.73

CITY OF GAITHERSBURG JANUARY 2002 DWELLING UNITS AND ESTIMATED POPULATION
--

01-Jan-02

NEIGHBORHOOD 1, CONTINUED OLDE TOWNE	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
---	----------------	-----------------------------------

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
2.12	C	MAP								
ARCHSTONE AT SAYBROOKE	R	GT 122		252	252	0	0	534	0	534
ASBURY**		FT 562		832	832	0	0	1,439	0	1,439
ASBURY ASSISTED LIVING**		FT 562		133	133	0	0	230	0	230
BROOK MANOR	R	FT 562		11	11	0	0	23	0	23
CEDAR COURT	R	FT 562		68	68	0	0	144	0	144
CRESTWOOD	R	FT 562		108	108	0	0	229	0	229
DALAMAR	R	FT 342		120	120	0	0	254	0	254
DEER PARK APARTMENTS	R	FT 562		22	22	0	0	47	0	47
DEER PARK GARDENS	R	FT 561		40	38	2	0	81	0	81
DIAMOND COURTS	R	FT 562		26	26	0	0	55	0	55
DIAMOND OAK CONDOS	C	FT 562		36	36	0	0	76	0	76
FLOWERS (WAYNE GARDENS)	R	FT 561		23	23	0	0	49	0	49
FOREST OAK	R	FT 562		11	11	0	0	23	0	23
FOREST OAK TOWERS	R	FT 342		175	175	0	0	371	0	371
FREESTATE	R	FT 342		16	16	0	0	34	0	34
GAITHER HOUSE	R	FT 561		95	95	0	0	201	0	201
IRVINGTON FARMS (KING)	R	FT 562		9	9	0	0	19	0	19
LANIGAN	R	FT 561		5	5	0	0	11	0	11
LAKE SIDE	R	FT 561		45	45	0	0	95	0	95
LAR-KEN	R	FT 562		44	44	0	0	93	0	93
LYN-BROOK/NAGEL	R	FT 562		8	8	0	0	17	0	17
MONTGOMERY HOUSE	R	FT 561		50	50	0	0	106	0	106
OAKS @ OLDE TOWNE (CHESLINE)	R	FT 341		72	0	0	72	0	125	125
PARK STATION	R	FT 561		386	386	0	0	818	0	818
SCHNEIDER/Houser	R	FT 342		33	31	2	0	66	0	66
SEIDL	R	FT 562		11	11	0	0	23	0	23
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561		204	204	0	0	432	0	432
STREAMSIDE EAST	R	FT 562		237	237	0	0	502	0	502
STREAMSIDE WEST	R	FT 562		182	179	3	0	379	0	379
SUMMIT CREST	R	FT 562		232	231	1	0	490	0	490
TY GWYN (CROWN)	R	FT 562		25	25	0	0	53	0	53
VILLA RIDGE (VICTORY FARM)	C	FT 562		417	417	0	0	884	0	884
WELLS	R	FT 561		18	8	10	0	17	0	17
WHETSTONE	R	FT 342		102	102	0	0	216	0	216
WOODLAWN PARK	R	FT 342		44	44	0	0	93	0	93
YOUNG (KING II)	R	FT 562		6	6	0	0	13	0	13
APARTMENT SUBTOTAL				4,098	4,008	18	72	8,121	125	8,245

** POPULATION FACTOR: 1.73

*** CONSTRUCTED ON THE SITE THAT CONTAINED OLDE TOWNE APARTMENTS

DWELLING TYPE: SPECIAL PLACES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
SPECIAL	C	MAP								
ASBURY NURSING HOME****		FT 562		1	1	0	0	285	0	285
WELLS-ROBERTSON HOUSE*****		FT 561		1	1	0	0	14	0	14
SPECIAL PLACES SUBTOTAL				2	2	0	0	299	0	299

**** POPULATION FACTOR: 285

***** POPULATION FACTOR: 14

NEIGHBORHOOD 1 TOTAL				6,269	6,042	43	184	14,509	458	14,967
----------------------	--	--	--	-------	-------	----	-----	--------	-----	--------

CITY OF GAITHERSBURG JANUARY 2002 DWELLING UNITS AND ESTIMATED POPULATION		
01-Jan-02		

NEIGHBORHOOD 2 BRIGHTON	DWELLING UNITS	CURRENT AND ESTIMATED POPULATION
----------------------------	----------------	-------------------------------------

DWELLING TYPE: SINGLE FAMILY POPULATION FACTOR: H TAX 3.18 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.
BRIGHTON WOODS	FS 563	139	139	0	0	442	0	442
BROWN'S ADDITION	FT 341	177	177	0	0	563	0	563
SUMMIT ESTATES (DESELLUM OAKS)	FT 341	11	11	0	0	35	0	35
KRA-BAR GARDENS	FS 563	28	28	0	0	89	0	89
LONDONDERRY/WATER'S WAY	FT 341	18	18	0	0	57	0	57
MEEM'S ADDITION	FT 341	50	50	0	0	159	0	159
OBSERVATORY HEIGHTS	FT 341	60	60	0	0	191	0	191
ROSEMONT	FS 563	51	51	0	0	162	0	162
SUNNYSIDE COURTS	FT 341	18	18	0	0	57	0	57
SUMMIT HALL ESTATES	FT 341	32	32	0	0	102	0	102
SUMMIT HALL-SUMMIT PARK	FT 561	16	16	0	0	51	0	51
THOMAS ADDITION	FT 341	2	2	0	0	6	0	6
SINGLE FAMILY SUBTOTAL		602	602	0	0	1,914	0	1,914

DWELLING TYPE: TOWNHOUSES POPULATION FACTOR: H TAX 2.78 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.
BRIGHTON EAST I CONDOS	C FS 343	45	45	0	0	125	0	125
BRIGHTON EAST II CONDOS	C FS 343	69	69	0	0	192	0	192
BRIGHTON EAST III CONDOS	C FS 343	41	41	0	0	114	0	114
CEDAR VILLAGE CONDOS	C FS 563	45	45	0	0	125	0	125
CASEY TOWNHOUSES (RENTALS)	R FS 563	12	12	0	0	33	0	33
DEER PARK PLACE	H FS 343	145	145	0	0	403	0	403
FOXWOOD	H FT 341	112	112	0	0	311	0	311
SPRINGHOLLOW	H FT 341	11	11	0	0	31	0	31
TOWNHOUSE SUBTOTAL		480	480	0	0	1,334	0	1,334

DWELLING TYPE: APARTMENTS POPULATION FACTOR: H TAX 2.12 C MAP		UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP	PROJECTED GROWTH	PROJECTED FUT POP.
DIAMOND HOUSE	R FT 341	17	17	0	0	36	0	36
EXECUTIVE GARDENS	R FT 561	85	84	1	0	178	0	178
FIRESIDE CONDOS	C FS 343	258	258	0	0	547	0	547
LILAC GARDENS CONDOS	C FT 341	31	31	0	0	66	0	66
ROSEDALE	R FS 563	192	191	1	0	405	0	405
SEIDL 49 W. DIAMOND	R FT 341	35	35	0	0	74	0	74
STRATFORD PLACE	R FT 561	350	349	1	0	740	0	740
SUMMIT HALL	R FT 341	22	22	0	0	47	0	47
WEST DEER PARK	R FS 563	198	198	0	0	420	0	420
APARTMENT SUBTOTAL		1,188	1,185	3	0	2,512	0	2,512

NEIGHBORHOOD 2 TOTAL		2,270	2,267	3	0	5,761	0	5,761
----------------------	--	-------	-------	---	---	-------	---	-------

CITY OF GAITHERSBURG		
JANUARY 2002		
01-Jan-02	DWELLING UNITS AND ESTIMATED POPULATION	

NEIGHBORHOOD 3	DWELLING UNITS	CURRENT &
MUDDY BRANCH		ESTIMATED POPULATION

DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP
3.18	C	MAP								
MISSION HILLS	H	FS 341		52	52	0	0	165	0	165
WASH. VILLAGE (CRESTFIELD)		FS 342		90	90	0	0	286	0	286
SINGLE FAMILY SUBTOTAL				142	142	0	0	452	0	452

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP
2.78	C	MAP								
BRIGHTON WEST I CONDOS	C	FS 343		49	49	0	0	136	0	136
BRIGHTON WEST II CONDOS	C	FS 343		46	46	0	0	128	0	128
BRIGHTON WEST III CONDOS	C	FS 343		49	49	0	0	136	0	136
BRIGHTON WEST IV CONDOS	C	FS 343		52	52	0	0	145	0	145
BRIGHTON WEST V CONDOS	C	FS 343		59	59	0	0	164	0	164
GATEWAY PK @ WASH CTR	H	FS 342		83	83	0	0	231	0	231
GREENS OF WARTHER	C	FS 342		159	159	0	0	442	0	442
PARK SUMMIT	H	FS 343		323	323	0	0	898	0	898
SHADY GROVE VILLAGE I PAR B	H	FS 342		177	177	0	0	492	0	492
SHADY GROVE VILLAGE II PAR 2	C	FS 342		122	122	0	0	339	0	339
SHADY GROVE VILLAGE II PAR 3	C	FS 342		108	108	0	0	300	0	300
SHADY GROVE VILLAGE III SEC.2	H	FS 342		80	80	0	0	222	0	222
TOWNS OF WARTHER	H	FS 342		335	335	0	0	931	0	931
WASHINGTONIAN TOWNS	H	FS 342		212	212	0	0	589	0	589
TOWNHOUSE SUBTOTAL				1,854	1,854	0	0	5,154	0	5,154

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP
2.12	C	MAP								
BRIGHTON VILLAGE	R	FS 343		600	596	4	0	1,264	0	1264
GOVERNOR'S SQUARE	R	FS 343		238	238	0	0	505	0	505
LAKESWOOD COMMONS (SUB. PARK	R	FS 342		168	168	0	0	356	0	356
PARK SUMMIT CONDOMINIUMS	C	FS 343		72	72	0	0	153	0	153
APARTMENT SUBTOTAL				1,078	1,074	4	0	2,277	0	2,277

NEIGHBORHOOD 3 TOTAL				3,074	3,070	4	0	7,883	0	7,883
----------------------	--	--	--	-------	-------	---	---	-------	---	-------

01-Jan-02	CITY OF GAITHERSBURG JANUARY 2002 DWELLING UNITS AND ESTIMATED POPULATION
-----------	--

NEIGHBORHOOD 4 KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
---	-----------------------	---

DWELLING TYPE: SINGLE FAMILY				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP.	GROWTH	FUT POP.
3.18	C	MAP								
KENTLANDS:										
GATEHOUSE	H	ES 562		146	146	0	0	464	0	464
HORSESHOE LOTS	H	ES 563		2	2	0	0	6	0	6
HILL DISTRICT II	H	ES 563		49	49	0	0	156	0	156
HILL DISTRICT III	H	ES 562		73	73	0	0	232	0	232
HILL DISTRICT IV	H	ES 562		74	74	0	0	235	0	235
LOWER LAKE DISTRICT	H	ES 563		16	16	0	0	51	0	51
MIDDLE AND UPPER LAKE (SDP-4)	H	ES 563		64	64	0	0	204	0	204
MIDTOWN PHASE I	H	ES 563		16	16	0	0	51	0	51
MIDTOWN PHASE II	H	ES 563		16	16	0	0	51	0	51
OLD FARM PHASE I	H	ES 563		17	17	0	0	54	0	54
OLD FARM PHASE II	H	ES 562		5	5	0	0	16	0	16
OLD FARM PHASE III	H	ES 562		14	14	0	0	45	0	45
TSCHIFFELY SQUARE	H	ES 562		28	28	0	0	89	0	89
KENTLANDS SUBTOTAL				520	520	0	0	1,654	0	1,654
LAKELANDS										
GATEHOUSE	H	FS122		26	18	0	8	57	25	83
GREAT SENECA NORTH (LAKELANDS RIDGE)	H	FS122		56	39	0	17	124	54	178
PHASE I SECTION 2	H	FS122		183	113	0	70	359	223	582
PHASE II SECTION 1	H	FS122		41	17	0	24	54	76	130
PHASE II SECTION 2	H	FS122		91	6	0	85	19	270	289
PHASE III SECTION I	H	FS122		40	14	0	26	45	83	127
PH. III SEC. II (LANE IN THE WOODS)	H	FS122		64	13	0	51	41	162	204
PH. III SEC. III (LANE IN THE WOODS)	H	FS122		9	0	0	9	0	29	29
LAKELANDS SUBTOTAL				510	220	0	290	700	922	1,622
QUINCE ORCHARD PARK:										
PHASE I	H	FS 123		116	116	0	0	369	0	369
PHASE II	H	FS 123		97	2	0	95	6	302	308
WASHINGTONIAN WOODS	H	FT 121		375	375	0	0	1,193	0	1,193
WESTLEIGH	H	FS 121		192	192	0	0	611	0	611
WOODS AT MUDDY BRANCH	H	FT 121		71	66	0	5	210	16	226
SINGLE FAMILY SUBTOTAL				1,881	1,491	0	390	4,741	1,240	5,982

DWELLING TYPE: TOWNHOUSES				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
2.78	C	MAP								
KENTLANDS:										
GATEHOUSE	H	ES 562		46	46	0	0	128	0	128
HILL DISTRICT I	H	ES 563		10	10	0	0	28	0	28
HILL DISTRICT II	H	ES 563		43	43	0	0	120	0	120
HILL DISTRICT I (SDP) KENDRICK	C	ES 563		6	6	0	0	17	0	17
HILL DISTRICT IV	H	ES 563		23	23	0	0	64	0	64
HORSESHOE LOTS	H	ES 563		32	32	0	0	89	0	89
MIDTOWN PHASE I	H	ES 563		21	21	0	0	58	0	58
MIDTOWN PHASE II	H	ES 563		67	24	0	43	67	120	186
MIDTOWN SECTION 4				30	0	0	30	0	83	83
OLD FARM PHASE II	H	ES 562		7	7	0	0	19	0	19
OLD FARM PHASE III	H	ES 562		23	23	0	0	64	0	64
MIDDLE & UPPER LAKE (SDP-4)	H	ES 562		21	21	0	0	58	0	58
ROCKY GORGE (KENTLANDS RIDGE)	H	ES 563		51	51	0	0	142	0	142
TSCHIFFELY SQUARE	H	FS 123		31	31	0	0	86	0	86
KENTLANDS SUBTOTAL				411	338	0	73	940	203	1,143
AMBERFIELD										
LAKELANDS										
PHASE I (SECTION 1)	C	FS 122		92	92	0	0	256	0	256
PHASE I (SECTION 2)	H	FS 122		125	66	0	59	183	164	348
PHASE II (SECTION 1)	H	FS 122		59	10	0	49	28	136	164
PHASE II (SECTION 2)	H	FS 122		147	85	0	62	236	172	409
PHASE III (SECTION 1)				41	34	0	7	95	19	114
LAKELANDS SUBTOTAL				464	287	0	177	798	492	1,290
THE ORCHARDS	H	ES 562		166	166	0	0	461	0	461
QUINCE ORCHARD PARK:										
PHASE I	H	FS 123		94	94	0	0	261	0	261
PHASE II	H	FS 123		95	0	0	95	0	264	264
TOWNHOUSE SUBTOTAL				1,624	1,279	0	345	3,556	959	4,515

CITY OF GAITHERSBURG		
JANUARY 2002		
DWELLING UNITS AND ESTIMATED POPULATION		
01-Jan-02		

NEIGHBORHOOD 4, CONTINUED KENTLANDS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
--	----------------	-----------------------------------

DWELLING TYPE: APARTMENTS				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
2.12 C MAP										
KENTLANDS:										
BEACON PLACE	R	FS 123		240	240	0	0	509	0	509
COPPERFIELD CROSSING I	C	ES 562		56	56	0	0	119	0	119
COPPERFIELD CROSSING II	C	ES 563		28	28	0	0	59	0	59
GARDENS AT KENTLANDS**	R	ES 563		212	212	0	0	367	0	367
HILL DISTRICT I (KENDRICK PL)	C	ES 563		84	84	0	0	178	0	178
KENTLAND CONDOS SEC 4 (BOZZUTO)	C	FS 123		127	0	0	127	0	269	269
KENTLANDS RIDGE	C	ES 563		60	60	0	0	127	0	127
MIDTOWN SECTION 4 (CRAFTSTAR)	C	FS 123		70	24	0	46	51	98	148
KENTLANDS SUBTOTAL				877	704	0	173	1,410	367	1,777
LAKELANDS:										
GREAT SENECA NORTH	C	FS 122		159	0	0	159	0	337	337
PHASE I SEC 1, CONDOMINIUMS				206	60	0	146	127	310	437
PHASE I SEC 1, INC COURTS OF DEVON		FS 122		253	253	0	0	536	0	536
QUINCE ORCHARD PARK:										
PHASE I		FS 123		0	0	0	0	0	0	0
PHASE II-CONDOS	C	FS 123		110	0	0	110	0	233	233
TIMBERBROOK-CONDOS	C	FS 342		168	168	0	0	356	0	356
WASHINGTONIAN WOODS APTS/CONDOS	C	FS 122		200	200	0	0	424	0	424
APARTMENT SUBTOTAL				1,973	1,385	0	588	2,854	1,247	4,100

DWELLING TYPE: OTHER				UNIT	UNITS	OTHER	TO BE	CURRENT	PROJECTED	PROJECTED
POPULATION FACTOR: H TAX				TOTAL	COMPL.	USES	COMPL.	POP	GROWTH	FUT POP
1.00 C MAP										
KENTLANDS: URBAN COTTAGES										
GATEHOUSE, OLD FARM	H	ES 563		45	26	0	19	26	19	45
HILL DISTRICT	H	ES 563		44	0	0	44	0	44	44
MIDDLE AND UPPER LAKE	H	ES 563		31	1	0	30	1	30	31
MIDTOWN, PHASE II	H	ES 563		17	1	0	16	1	16	17
LAKELANDS: URBAN COTTAGES										
PHASE I SECTION I	H	FS 122		17	10	0	7	10	7	17
PHASE I SECTION II	H	FS 122		75	0	0	75	0	75	75
PHASE II SECTION II	H	FS 122		12	0	0	12	0	12	12
PHASE III SECTION I				24	0	0	24	0	24	24
KENTLANDS: LIVE/WORK UNITS										
MIDTOWN, PHASE II	H	ES 563		30	5	0	25	5	25	30
LAKELANDS: LIVE/WORK UNITS										
PHASE I SECTION I	H	FS 122		16	16	0	0	16	0	16
OTHER DWELLING SUBTOTAL				311	59	0	252	59	252	311

NEIGHBORHOOD 4 TOTAL				5,789	4,214	0	1,575	11,210	3,698	14,907
----------------------	--	--	--	-------	-------	---	-------	--------	-------	--------

* UNIT TYPE TOTALS SUBJECT TO FUTURE SCHEMATIC DEVELOPMENT PLAN APPROVALS
AND/OR FINAL SITE PLAN APPROVALS

** POPULATION FACTOR 1.73

NOTE: URBAN COTTAGE IS AN ACCESSORY APARTMENT ABOVE A GARAGE.
LIVE/WORK UNITS ARE APARTMENTS ABOVE COMMERCIAL USES.

CITY OF GAITHERSBURG JANUARY 2002 DWELLING UNITS AND ESTIMATED POPULATION
--

01-Jan-02

NEIGHBORHOOD 5 DIAMOND FARMS	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
---	-----------------------	---

DWELLING TYPE: SINGLE FAMILY			UNIT				CURRENT PROJECTED		
POPULATION FACTOR: H			TOTAL	COMPL	USES	TO BE	POP.	GROWTH	PROJECTED
3.18 C			MAP			COMPL.			FUT POP.
BRIDLEWOOD (FERNSHIRE)	H	ES 563	80	80	0	0	254	0	254
DIAMOND COURTS		FT 121	200	200	0	0	636	0	636
DIAMOND HOUSE		FT 122	1	1	0	0	3	0	3
FERNSHIRE WOODS	H	ET 561	14	14	0	0	45	0	45
HIDDEN ORCHARDS	H	FT 121	23	23	0	0	73	0	73
HUNTER'S TRACE		FT 121	33	33	0	0	105	0	105
JOAN'S HILL		FT 122	8	8	0	0	25	0	25
LEAFY OVERLOOK		FT 122	3	3	0	0	10	0	10
LONGDRAFT ESTATES	H	ES 563	40	40	0	0	127	0	127
LONGDRAFT OAKS		FT 123	12	12	0	0	38	0	38
ORCHARD HILLS	H	FT 122	91	91	0	0	289	0	289
PHEASANT RUN	H	FT 122	152	152	0	0	483	0	483
REDA SQUARE	H	ET 561	68	68	0	0	216	0	216
SENECA RIDGE		ET 561	12	12	0	0	38	0	38
WEST RIDING		ET 561	105	105	0	0	334	0	334
SINGLE FAMILY SUBTOTAL			842	842	0	0	2,678	0	2,678

DWELLING TYPE: TOWNHOUSES			UNIT				CURRENT PROJECTED		
POPULATION FACTOR: H			TOTAL	COMPL	USES	TO BE	POP.	GROWTH	PROJECTED
2.78 C			MAP			COMPL.			FUT POP.
BENNINGTON (ECHO DALE)	H	FT 122	296	296	0	0	823	0	823
DIAMOND FARMS	H	FT 121	270	270	0	0	751	0	751
DORSEY ESTATES	H	FT 122	49	49	0	0	136	0	136
FERNSHIRE FARMS/COVENTRY	H	FS 123	342	342	0	0	951	0	951
ORCHARD PLACE	H	FT 121	156	156	0	0	434	0	434
ORCHARD GLEN		FT 122	33	33	0	0	92	0	92
PHEASANT RUN (DUPLEXES)	H	FT 122	64	64	0	0	178	0	178
SENECA MEWS		FT 121	30	30	0	0	83	0	83
TOWNHOUSE SUBTOTAL			1,240	1,240	0	0	3,447	0	3,447

DWELLING TYPE: APARTMENTS			UNIT				CURRENT PROJECTED		
POPULATION FACTOR: H			TOTAL	COMPL	USES	TO BE	POP.	GROWTH	PROJECTED
2.12 C			MAP			COMPL.			FUT POP.
DIAMOND SQUARE	R	FT 342	120	120	0	0	254	0	254
ORCHARD POND	R	FT 122	747	743	4	0	1,575	0	1,575
POTOMAC OAKS CONDOS	C	FT 121	540	539	1	0	1,143	0	1,143
QUINCE ORCHARD CLUSTERS	R	FT 122	684	684	0	0	1,450	0	1,450
APARTMENT SUBTOTAL			2,091	2,086	5	0	4,422	0	4,422

NEIGHBORHOOD 5 TOTAL	4,173	4,168	5	0	10,547	0	10,547
-----------------------------	--------------	--------------	----------	----------	---------------	----------	---------------

CITY OF GAITHERSBURG		
JANUARY 2002		
01-Jan-02	DWELLING UNITS AND ESTIMATED POPULATION	

NEIGHBORHOOD 6 GAITHERSBURG NORTH	DWELLING UNITS	CURRENT & ESTIMATED POPULATION
--------------------------------------	----------------	-----------------------------------

DWELLING TYPE: SINGLE FAMILY			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.
POPULATION FACTOR: H	TAX	MAP							
3.18	C								
SCATTERED @ WATKINS MILL RD.		FU 341	3	3	0	0	10	0	10
SINGLE FAMILY SUBTOTAL			3	3	0	0	10	0	10

DWELLING TYPE: TOWNHOUSES			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.
POPULATION FACTOR: H	TAX	MAP							
2.78	C								
CARRIAGE HILL	H	FT 343	39	39	0	0	108	0	108
MONTGOMERY MEADOWS SEC. I	H	FT 343	158	158	0	0	439	0	439
MONTGOMERY MEADOWS SEC. II	H	FU 341	207	207	0	0	575	0	575
MONTGOMERY MEADOWS SEC. III	H	FU 341	93	93	0	0	259	0	259
(LAKEFOREST GLEN)									
WOODLAND HILLS	H	FT 343	258	258	0	0	717	0	717
TOWNHOUSE SUBTOTAL			755	755	0	0	2,099	0	2,099

DWELLING TYPE: APARTMENTS			UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT POP.
POPULATION FACTOR: H	TAX	MAP							
2.12	C								
HUNT CLUB	R	FT 343	336	333	3	0	706	0	706
MONTGOMERY KNOLLS	R	FT 343	210	210	0	0	445	0	445
VILLAGE OVERLOOK (HYDE PARK)	C	FT 343	270	270	0	0	572	0	572
WINDBROOKE CONDOS	C	FU 341	130	130	0	0	276	0	276
APARTMENT SUBTOTAL			946	943	3	0	1,999	0	1,999

NEIGHBORHOOD 6 TOTAL			1,704	1,701	3	0	4,108	0	4,108
----------------------	--	--	-------	-------	---	---	-------	---	-------

CITY OF GAITHERSBURG

JANUARY 1, 2002

DWELLING UNITS AND ESTIMATED POPULATION

NEIGHBORHOOD AREA	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	*OTHER USES NON/RES	UNITS TO BE COMPLETED	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
NEIGHBORHOOD 1	6,269	6,042	43	184	14,509	458	14,967
NEIGHBORHOOD 2	2,270	2,267	3	0	5,761	0	5,761
NEIGHBORHOOD 3	3,074	3,070	4	0	7,883	0	7,883
NEIGHBORHOOD 4	5,789	4,214	0	1,575	11,210	3,698	14,908
NEIGHBORHOOD 5	4,173	4,168	5	0	10,547	0	10,547
NEIGHBORHOOD 6	1,704	1,701	3	0	4,108	0	4,108
OVERALL CITY TOTALS	23,279	21,462	58	1,759	54,018	4,156	58,174

APPROVED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	**OTHER APARTMENTS RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,372	797	4,098	6,269
NEIGHBORHOOD 2	602	480	1,188	2,270
NEIGHBORHOOD 3	142	1,854	1,078	3,074
NEIGHBORHOOD 4	1,881	1,624	1,973	5,789
NEIGHBORHOOD 5	842	1,240	2,091	4,173
NEIGHBORHOOD 6	3	755	946	1,704
OVERALL CITY TOTALS	4,842	6,750	11,374	23,279

COMPLETED DWELLING UNITS BY HOUSING TYPE

NEIGHBORHOOD AREA	SINGLE FAMILY	TOWN HOUSES	**OTHER APARTMENTS RESIDENTIAL	TOTAL
NEIGHBORHOOD 1	1,295	737	4,008	6,042
NEIGHBORHOOD 2	602	480	1,188	2,267
NEIGHBORHOOD 3	142	1,854	1,074	3,070
NEIGHBORHOOD 4	1,491	1,279	1,385	4,214
NEIGHBORHOOD 5	842	1,240	2,086	4,168
NEIGHBORHOOD 6	3	755	943	1,701
OVERALL CITY TOTALS	4,375	6,345	10,684	21,462

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF CURRENT	FUTURE DWELLING UNITS	PERCENT OF FUTURE TOTAL
SINGLE FAMILY UNITS	4,842	20.8%	4,375	20.4%	445	25.3%
TOWNHOUSE UNITS	6,750	29.0%	6,345	29.6%	402	22.9%
APARTMENT UNITS	11,374	48.9%	10,684	49.8%	660	37.5%
OTHER	313	1.3%	58	0.3%	252	14.3%
OVERALL CITY TOTALS	23,279	100.0%	21,462	100.0%	1,759	100.0%

Footnotes

* Dwelling units, such as an apartment, currently used for non-residential, e.g. office or storage

** Category of "other" referring to Urban Cottages or institution